Mysore

1952 Select **File No.** 1151 – Rev (CT) dt 4/3/57

to 1956

R H & C **DEPARTMENT**

P S & E F **BRANCH**

Subject:— Miscellaneous Orders

1) Service M...

2) Slum Clearance Scheme

etc

B Class

Karnataka

PW(CT)

To, Supdt. Chief Surveyor I

Dt 22/2/57

File No.

Std. Sectt. Slip 24-A

Terms and conditions of deputation of Public Works Department employees to the Bombay State Road Transport Corporation and the Bombay Housing Board.

GOVERNMENT OF BOMBAY.
Public Works Department.
Resolution No.7673/36-XXXI.
Bombay Castle (Bombay No.1), 5th May 1952.

RESOLUTION OF GOVERNMENT.

The question of formulating terms and conditions of deputation of Public Works Department employees to the Bombay State Road Transport Corporation and the Bombay Housing Board, has been under the consideration of Government. Government is pleased to direct that the general terms and conditions as mentioned below should be prescribed in respect of deputation of Public Works Department employees to the Bombay State Road Transport Corporation and the Bombay Housing Board:-

(1) The Government employees shall be granted pay in the same scale of pay as in the Public Works Department.

(2) Permanent Government employees shall be granted deputation allowance at the rate of 20 per cent, of their pay.

(3) Leave and pension contribution shall be paid by the Corporation/Board in accordance with the Bombay Civil Services Rules in respect of both permanent and temporary Government employees.

(4) Travelling allowance and daily allowance shall be paid according to the rules of the Corporation/Board.

(5) Leave shall be grated according to the Bombay Civil Services Rules.

(6) Free medical surgical and nursing treatment shall be given in accordance with the rules applicable in Government service.

(7) Travelling allowance and joining time pay both on transfer to the Corporation/Board and on reversion therefrom. shall be regulated under the Bombay Civil Services Rules and paid by the Corporation/Board. The period of joining time shall also be regulated under the rules of the Bombay Government.

(8) Government employees shall continue their subscription, in accordance with the prescribed rules, to the provident funds of which they are members.

(9) The whole expenditure in respect of any compensatory allowance for periods of leave taken by the Government employee while in or at the end of service shall be borne by the Corporation/Board.

(10) The Corporation/Board shall be liable to pay leave salary in respect of any disability leave that may be granted on account of disability incurred in and through such disability manifests itself after the termination of foreign service.

< foreign service
< even though such

(11) The orders contained in the Government Resolution, Finance Department, No.7840/33, dated the 30th November 1949, as modified by Government Resolution, Finance Department, No.7840/33, dated the 4th January 1950, regarding the emergency deduction as compulsory savings from the pay of Government servants and Government orders of a general nature shall be applicable to the Government employees on deputation to the Corporation/Board.

(12) In respect of bothx permanent and temporary Government employees, if a departmental enquiry is to be instituted against any Government employee such employees shall be reverted to the Public Works Department for holding such enquiry. The subsistance allowance shall be paid by Government but xxxxx it shall be recovered from the Corporation/Board.

2. The temporary Public Works Department employees who are already on deputation to the Bombay State Road Transport Corporation or the Bombay Housing Board and who are in receipt of deputation allowance, should continue to draw the allowance till they are reverted to the Public Works Department.

3. No Public Works Department employee should be sent on deputation to the Corporation or xxx to the Board for a period exceeding 3 years at a time.

4. Necessary amendment to Bombay Civil Services Rule 107 to permit deputation of Government servants to the Corporation or to the Board will be issued hereafter.

By order of the Governor of Bombay,

K. G. Bhate,

Deputy Secretary to Government.

ta.12/7/56.

Advance Copy

Terms and conditions of deputation of Public Works Department employees to the Bombay State Road Transport Corporation and the Bombay Housing Board.

GOVERNMENT OF BOMBAY.
Public Works Department.
Resolution No.7673/36-XXXI.
Bombay Castle (Bombay No. 1),
27th January 1953.

RESOLUTION OF GOVERNMENT.

Government is pleased to direct that the following should be substituted as condition No.(2) in paragraph 1 of the Government Resolution, Public Works Department, No.7673/36-XXXI, dated the 5th May 1952:-

"(2) Employees who were appointed to permanent posts in Government service in substantive capacity before the 5th May 1952 may be granted by Government in it discretion deputation allowance at the rate of 20% of the pay that they would have drawn had they continued to serve under Government".

2. The following paragraph should be substituted as paragraph 4 of the Government Resolution, Public Works Department, No.7673/36-XXXI, dated the 5th May 1952:-

"4. The services of all Government servants in the Public Works Department, excluding those, who were appointed to permanent posts in a substantive capacity before 5th May 1952, should be liable to be lent to or placed at the disposal of the Bombay Housing Board or the Bombay State Road Transport Corporation, or similar State undertakings. Such Government servants should not be permitted to exercise the right, to revert from foreign service six months after they have given notice to Government of their wish to rever, conferred by Bombay Civil Services Rule 108. Necessary amendments to Bombay Civil Services Rules will be issued by Government in Finance Department in due course".

3. The orders issued in Government Resolution, Public Works Department, No.7673/36-XXXI, dated the 5th May 1952, as now revised, should be given effect to from 1st March 1940 in the case of Bombay Housing Board and from 8th December 1949 in the case of Bombay State Road Transport Corporation, i.e., the respective dates from which they became statutory bodies.

By order and in the name of the Governor of Bombay,

N. S. CHAKRAVARTI.

Deputy Secretary to the Government.

ka.12/2/53.

No. 1126/48-E.

Public Works Department,
Bombay Castle (Bombay No. 1),
3rd June 1953.

From

The Deputy Secretary to the Government of Bombay,
Public Works Department.

To

The Housing Commissioner and Secretary,
Bombay Housing Board.

Subject: Retrenchment of retired and superannuat-ed persons under the Bombay Housing Board.

....

Sir,

With reference to your letter No.185/BHB-A, dated the 24th February 1953, I am directed to state that Government has no objection to the re-employment by the Bombay Housing Board of retired and superannuated persons upto the age of 60 years/that no other suitable persons within the age limit are available and takes Government approval in good time before the appointments are actually made. The appointment of such persons after superannuation should be on the basis of re-employment for one year at a time and that each case should be considered on its merits.

Subject to the above condition and the Board satisfies Government

2. With reference to paragraph 1 (iv) of your letter referred to above, I am to request you to state whether Shri M.K. Chawla, Divisional Accountant, has since been replaced.

Yours faithfully,

Sd/- A.D. Zelang.
Deputy Secretary to the Government of Bombay,
Public Works Department.

Copy forwarded to :-

the Finance Department,
the Political and Services Department,
The Accountant General, Bombay,

for information.

ka.12/7/56.

The Bombay Primary Education and Housing Board (Amendment) Act, 1951: Establishment of a State Provident Fund for the Staff employed by the Bombay Housing Board.

Government of Bombay.
Public Works Department.
Resolution No.HBA/1252.
Bombay Castle (Bombay No.1),
26th March 1953.

RESOLUTION OF GOVERNMENT.

In accordance with the provisions of Section 13A of the Bombay Housing Board Act, 1948, as inserted by the Bombay Primary Education and Housing Board (Amendment) Act, 1951, Government is pleased to establish with effect from the 1st April 1953, a contributory provident fund called the "Provident Fund for the staff of the Bombay Housing Board" hereinafter called the said Fund.

2. All employees of the Bombay Housing Board who are in non-pensionable service, except work-charged establishment shall be entitled to join the Fund.

Public Works Department

3. The Chief Engineer (Roads and Buildings) shall exercise over-all control on the Fund. The actual administration of the Fund, maintenance of accounts, reconciliation of accounts with the books in the Accountant General's office, grant of temporary loans to subscribers, maintenance of individual accounts of subscribers and such other matters shall be carried out by the Housing Commissioner, Bombay, on behalf of the Chief Engineer, Public Works Department (Roads and Buildings). The Chief Engineer shall, maintain a consolidated accounts of the Fund and for this purpose, the Housing Commissioner shall send to the Chief Engineer every month statements showing the total receipts, payments and balances of the provident fund at the close of the month, etc. The Housing Commissioner shall take steps to settle detailed procedure in the matter in consultation with the Examiner, Outside Audit Department and the Chief Engineer, Public Works Department (Roads and Buildings).

4. The working of the Fund shall be audited annually by Government Auditors. A local test check of the accounts shall be carried out by the Examiner, Outside Audit Department.

5. Necessary Rules regarding the establishment and management of the said fund are being separately published in the Bombay Government Gazette as required under the Bombay Housing Board Act, 1948.

By order and in the name of the Governor of Bombay,

(S.S.PADWAL.)
Under Secretary to Government.

To

The Chairman, Bombay Housing Board, Bombay.
The Chief Engineer, Public Works Department (Roads and Buildings).
The Secretary, Bombay Housing Board, Bombay.
The Chief Accounts Officer, Bombay Housing Board, Bombay.
The Accountant General, Bombay (through the Finance Department).
The Examiner, Outside Audit Department.

The ....

The Examiner, Local Fund Accounts.
The Political and Services Department.
The Finance Department.
All other Departments of the Secretariat.

Class 'C'.

No. of 1953.

Copy forwarded for information and guidance to -

PSM.
26/3

PUBLIC WORKS DEPARTMENT.

Bombay Castle (Bombay No. 1), 20th February 1954.

No. 496/48-H.—The following order by the Government of India, Ministry of Finance (Revenue Division), is republished :—

ORDER.

S.R.O. 1883, dated New Delhi, the 29th September 1953.

In exercise of the powers conferred by clause (a) of sub-section (*1*) of section 9 of the Indian Stamp Act, 1899 (II of 1899), the Central Government hereby remits the stamp duty chargeable on the following types of receipts issued by the Bombay Housing Board constituted under the Bombay Housing Board Act, 1948 :—

(*a*) receipts issued to the contractors for :—

(i) earnest monies received from contractors with the tenders ;
(ii) security deposits from contractors in connection with tenders ;
(iii) cost of tender forms supplied to the contractors ;
(iv) recovery of cost of materials issued by the Board to the parties ;
(v) recovery of freight and other expenses paid by the Board on building materials for works ;
(vi) recovery of fines imposed on contractors ;
(vii) deposits from parties for damage to the assets of the Board ;

(*b*) receipts issued to the tenants and other parties for monies received on account of :—

(i) rent and service charges received from the tenants in respect of the tenements allotted to them ;
(ii) electricity consumption charges received from the tenants ;
(iii) tenancy deposits received from the tenants ;
(iv) stamp fees in respect of tenancy agreements and other agreements received from the tenants and other parties ;
(v) recovery from the tenants towards cost of missing articles, breakage and damage to the fixtures, fittings and furniture provided in the tenements ;
(vi) recovery of cost of suits, distress warrants and execution charges ;
(vii) recovery of deposits and cost of works carried out by the Board on behalf of the tenants ;
(viii) recovery of compensation for unauthorised use of Board's tenements ;
(ix) recovery of ground rent from the parties in respect of Board's lands leased on hire ;
(x) recovery on account of sale of right of removing fruits from the trees, cutting and removing grass and removing fallen trees ;
(xi) security deposit from the parties on account of sale as mentioned in item (x) above ;

(*c*) receipts issued to the Courts for monies received on account of :—

(i) amounts received from the Courts on account of refund of cost of suits and deposits ;

(ii) amounts received from the Courts on account of cost of suits and deposits, deposited by the tenants in the Court, and also Court bhattas ;

(d) receipts issued to the Board's employees on account of :—

(i) security deposits from the Board's employees such as cashiers, rent collectors and store-keepers ;

(ii) recovery from Board's employees on account of value of tools and plant, furniture and other articles lost by theft or breakage ;

(iii) recovery from Board's employees on account of excess payment on account of travelling allowance, leave salary and other allowances ;

(iv) recovery from Board's employees on account of contribution to General Provident Fund ;

(v) recovery from Board's employees on account of fines and forfeitures ;

(e) receipts issued to Government and other offices on account of :—

(i) money received from Government in the form of loans or deposits or grant-in-aid ;

(ii) money received from Government and other offices on account of telephone charges, electricity charges, water consumption charges and scavenging taxes ;

(f) miscellaneous receipts :—

(i) monies received by the Board on account of sale of residential application forms and plans ;

(ii) deposits taken from the persons in respect of applications received for residential accommodation ;

(iii) deposits taken from the persons for the purpose of keeping their names on the waiting lists for allotment of tenements ;

(iv) monies received on account of sale of unserviceable articles of office furniture and office equipment ; and

(v) monies received on account of sale of empty cement bags.

[No. 2.]

(Signed) A. K. MUKERJI,
Deputy Secretary.

By order and in the name of the Governor of Bombay.

A. D. TELANG
Deputy Secretary to Government.

No.496/48/15321 H.

Public Works Department,
Bombay Castle (Bombay No.1),
1st April 1954.

From

Shri S.A.Joshi, B.Sc.,
Assistant Secretary to the Government of Bombay,
Public Works Department.

To

The Registrar, A.S.,
High Court, Bombay.

Subject :- Exemption from stamp duty granted to the Bombay Housing Board.

...

Sir,

I am directed to forward herewith a copy of Government Notification, Public Works Department, No.496/48-H, dated the 20th February 1954, wherein the Government of India, Ministry of Finance (Revenue Division)'s Order, No.S.R.O.1883, dated the 29th September 1953 exempting the Bombay Housing Board from stamp duty on the kinds of receipts mentioned therein issued by the Board, has been republished by this Government and to request you to issue necessary instructions to the Cash Department and the Cashier of the High Court in the light of the Government of India's order mentioned above.

2. I am to ~~xxx~~ add that the Government of India, Ministry of Finance (Revenue Division) have also been moved by this Government to exempt the Bombay Housing Board from stamp duty with retrospective effect.

Yours faithfully,

S.A.Joshi

S.A.Joshi.
Assistant Secretary to the Government of Bombay, Public Works Department.

D.A.-Copy of the Govt.
Notification refd.to.

Copy with a copy of Government Notification, Public Works Department, No.496/48-H, dated the 20th February 1954 referred to above forwarded to -

the Registrar, City Civil Court, Bombay,
the Registrar, the Court of Small Causes, Bombay,
the Home Department,
the Revenue Department,
the Finance Department, Bombay,
the Estate Manager, Bombay Housing Board, with reference to his endorsement, No.Gen/B/2505, dated the 27th January 1954,
the Secretary, Bombay Housing Board, Bombay,
the Housing Commissioner, Bombay,
the Accountant General, Bombay,
the Deputy Accountant General, Baroda,
the Superintendent of Stamps, Bombay,
the Inspector General of Registration, Poona,
all the Collectors of Districts.

2. The Registrars of the City Civil Court, Bombay, and of the Court of Small Causes, Bombay, are requested, in view of the Government of India, Ministry of Finance (Revenue Division)'s above-mentioned order, to allow the Bombay Housing Board to withdraw its amounts on unstamped receipts.

PSM.1/4/54.

IMMEDIATE.
No. HBA 1154/97558 H.

Public Works Department,
Bombay Castle (Bombay No.1),
4th August 1954.

From

The Assistant Secretary to the Government of Bombay,
Public Works Department.

To

The Secretary,
Bombay Housing Board, Bombay.

Subject: Appointment of a Valuer under Section 65 of the Bombay Housing Board Act, 1948.

....

Sir,

I am directed to refer to your letter No. IHB/778-BHB-A, dated the 14th June 1954 on the above subject and to statethat your proposal to allot the work of valuation of the Bombay Housing Board's properties to the four Architects mentioned by you for both the periods regarding the first period ending 31st March 1952 and the 2nd period ending 31st March 1955 on the terms and conditions mentioned in paragraph 1 of ~~th~~ your letter, is approved.

Yours faithfully,

S. A. Joshi,
Assistant Secretary to the Government of Bombay, Public Works Department.

D.A.-Nil.

Copy, with the copies of the letter and its accompaniments under reference forwarded to :-

the Finance Department,
the Accountant General, Bombay (through the Finance Department),
the Resident~~x~~ Audit Officer, Bombay Housing Board, Bombay,
the Chief Accounts Officer, Bombay Housing Board, Bombay,

for information, in continuation of Government Endorsement No. HBA 1154/69788 H, dated the 14th July 1954.

ka.4/8/54.

No.1 HB/778 - BHB - A of '54,
Office of the Bombay Housing Board,
Esplanade Maidan, Cruickshank Road,
Bombay 1, dated 14th June 1954.

To

The Secretary to the Government of Bombay,
Public Works Department,
Bombay.

Sub: Appointment of valuer under section 65 of the Bombay Housing Board Act 1948.

Sir,

With reference to the correspondence resting with this office letter No. 1 HB/632 BHB-A, dated 25/5/1954, I am directed to state that for the purpose of valuation, the assets and the liabilities of the Bombay Housing Board, which are to be valued for the period ending 31/3/1952, have been divided into four groups as detailed in the attached statements. The work of valuation is proposed to be given to private Architects on the following terms:-

i) The valuation will have to be made for the 2 periods ending i) 31st March 1952 and (ii) 31st March 1955.

ii) The fees to be paid for the work of first valuation (i.e. for the period ending 31/3/1952) will be on the basis of 1/32 of 1% of the valuation. For the work of second valuation (i.e. for the period ending 31/3/1955) fees will be paid on the following basis:- (a) 1/45 of 1% for the property valued for the period ending 31/3/1952 and (b) 1/32 of 1% for the new works completed between 31/3/1952 and 31/3/1955.

iii) The full valuation report for the first period ending 31st March 1952 will have to be submitted by the Architects within three months from the date of placing necessary order with them in the respect and within 3 months for the second period ending 31st March 1955, on receipt of orders to that effect.

iv) The Architects shall however submit report for valuation of individual properties every month as the report gets ready for each colony.

v) The valuers to whom the work of valuation of group including the assets at Ahmedabad (i.e. Group I) is to be entrusted will be given a lump sum amount of Rs.300/- (Rupees three hundred) in addition to the charges payable on percentage basis, for covering the expenses on account of the journey from Bombay to Ahmedabad and back and other incidental charges connected therewith. Similarly the valuers to whom the work of valuation of the group including the assets at Sholapur (i.e. group IV) is to be entrusted, will be given a lump sum amount of Rs.100/- in addition to the charges payable on percentage basis.

2/- The following four Architects to have agreed to do the work of valuation of the terms mentioned above, are to be allotted the work of valuation of the groups as under:-

	Name	Group.
i)	M/s P.H. Doshi & Co.	Group I.
ii)	" Shah & Sanghavi.	Group II.
iii)	Shri Chunilal K.Sanghvi.	Group III.
iv)	M/s Parelkar Gore & Parpia.	Group IV.

3/- .....

3/- I am to request you kindly to move the Government to accord necessary approval to the allotment of work of valuation of the Board's properties to the above four Architects for both the periods i.e. the first period ending 31/3/1952 and the 2nd period ending 31st March 1955 on the terms and conditions detailed in para. 1 above, so as to enable the Board to proceed further in the matter.

Yours faithfully,

Sd/-
Secretary,
Bombay Housing Board,
Bombay.

D.A.- 4 lists with an abstract.

True copies,

Superintendent,
Public Works Department
Secretariat.

PUBLIC WORKS DEPARTMENT.

Bombay Castle (Bombay No. 1), 6th January 1955.

No. HBA. 2954/116645-H.—The following Order by the Government of India, Ministry of Finance (Revenue Division), is republished :—

STAMPS.

S.R.O. 2851, dated New Delhi, the 27th August 1954.

In exercise of the powers conferred by clause (*a*) of sub-section (*1*) of section 9 of the Indian Stamp Act, 1899 (II of 1899), the Central Government hereby direct that the remission of the Stamp duty allowed in the notification of the Government of India in the Ministry of Finance (Revenue Division), No. 2, dated the 29th September 1953, shall be deemed to have taken effect from the 15th day of January 1949.

[No. 10.]

(Signed) M. G. MATHUR,
Under Secy.

By order and in the name of the Governor of Bombay,

S. A. JOSHI,
Assistant Secretary to Government.

Housing Advisory Committee
Formation of -

GOVERNMENT OF BOMBAY.
Development Department (Backward Class, Rehabilitation and Housing), Resolution No.HBA 3454.
Bombay Castle, 11th April, 1955.

Read Government Resolution Labour Department No. 811/46, dated the 7th December, 1949.

Resolution:- In supersession of the orders issued in Government Resolution, Labour Department No.811/46 dated the 7th December, 1949, the Government of Bombay is pleased to set up a new consultative body known as Housing Advisory Committee, to advise Government on matters relating to the housing activities undertaken by Government through the Bombay Housing Board. The members of the committee will be as follows:-

The Minister (Housing) Chairman.
The Minister (Labour)
The Chairman, Bombay Housing Board, Bombay,
The Commissioner of Labour, Bombay,
The Joint Secretary to Government,
Development Department (Backward Class, Rehabilitation and Housing)
The Housing Commissioner, Bombay
Member and Secretary to the Committee,
Shri S.R.Vasavda, M.L.A.,
Shri S.M.Joshi, M.L.A.,
Shri Salebhoy Abdul Kadar, M.L.A.,
Shri S.N.Shirsekar, M.L.A.,
Shri R.A.Khedgikar, M.L.C.,
Shri Hirabhai Ashabhai,
Shri G.P.Murdeshwar,
Shri S.J.Narvekar (Architect)
One representative of the Associated Cement Company limited.

2. The Committee shall have the right to co-opt not more than 3 members on the Advisory Committee.

3. The members of the committee will work in an honorary capacity, but will be entitled to travelling, daily and mileage allowances, admissible under the rules in Appendix XLII-A to B.C.S.R.

By order and in the name of the Governor of Bombay,

(L.G.RAJWADE)
Joint Secretary to Government.
Development Department (Backward Class, Rehabilitation and Housing)

To
The Secretary to the Chief Minister,
Personal Assistants to all the Ministers,
Personal Assistants to all the Deputy Ministers,
Members of the Housing Advisory Committee (by a letter),
The Secretary to the Governor of Bombay,
All Departments of the Secretariat (except Separate Department.
The Accountant General, Bombay,
The Director of Publicity (with a request to issue a suitable press note)
Messrs. Associated Cement Company limited.
(by a letter)

DKM7.4.

No.HBA.3054/27088-H,
Rehabilitation, Housing and
Backward Classes Department,
Sachivalaya, Foreshore Road,
Bombay 1, 18th July 1955.

From

Shri J.C. Fernandez, B.A., B.Sc.,
Under Secretary to the Government of Bombay,
Rehabilitation, Housing and Backward Classes Deptt.

To

The Secretary,
Bombay Housing Board,
Bombay.

Subject :- Sales Tax.

Sir,

I am directed to refer to Government letter, Public Works Department No.HBA.3054/120099-H dated the 5th October 1954 on the above subject, and to state that though the contractors may not have any unrestricted right of further disposal of the materials issued by the Bombay Housing Board to them, yet in view of the fact that the issues of materials to the contractors are made to them against payment of the cost thereof to the Bombay Housing Board, such issues are tantamount to sales of the materials to the contractors and will be subject to tax under Bombay Sales Tax Act, 1953. Thus, the Bombay Housing Board has to recover sales tax from contractors for materials given to them.

2. In view of paragraph 1 above, the point raised by you in paragraph 3 of your letter No.184(i)/882/BHB/E dated the 1st July 1954, viz. the recoveries of sales tax already made being unauthorised should be refunded to the contractors unless there is legal justification of retaining the same, does not now survive.

Yours faithfully,

(J.C. FERNANDEZ.)
Under Secretary to the Government of Bombay,
Rehabilitation, Housing and Backward Classes Department.

Copy forwarded to:-

The Finance Department,
The Legal Department,
The Accountant General, Bombay,
The Examiner, Outside Audit Department, Bombay,
The Pay & Accounts Officer, Bombay, *
The Resident Audit Officer, Bombay Housing Board, Bombay,
The Chief Accounts Officer, Bombay Housing Board, Bombay

in continuation of Government endorsement, Public Works Department No.HBA.3054/120099-H dated the 5th October 1954.

*with a copy of Government letter No.HBA.3054/120099-H dated 5th October 1954 and with a copy of Government letter No.HBA.3054/76611-H dated the 23rd June 1955.

AO.18/7/-

No.2102/48/35324-F,
Rehabilitation, Housing and
Backward Classes Department,
Sachivalaya, Foreshore Road,
Bombay 1, 21st September 1955.

From

Shri N.M. Jani, M.A.,
Assistant Secretary to the Government of Bombay,
Rehabilitation, Housing and Backward Classes Department.

To

The Secretary,
Bombay Housing Board,
Bombay.

Subject :- Exemption from Town Duty.

Sir,

With reference to the correspondence resting with Housing Commissioner's letter No.202/9219-HC-E dated 5th August 1955, on the above subject, I am directed to state that in modification of the orders issued in Government letter, Rehabilitation Housing and Backward Classes Department No.2102/48/22798-H dated 22nd June 1955, overnment is pleased to authorise Executive Engineers of the Bombay Housing Board instead of Housing Commissioner, Bombay to issue certificates for claiming exemption and refund from town duty under sub-sections (1) and (2) respectively of Section 194 of the Bombay Municipal Corporation Act, 1888 in respect of works carried out by the Board as an agency of Government.

Yours faithfully,

(N.M. Jani.)
Assistant Secretary to the Government of Bombay,
Rehabilitation, Housing and Backward Classes Department.

Copy forwarded to:-

The Local Self Government and Public Health Deptt.

The Finance Department,

The Accountant General, Bombay,

The Chairman, Bombay Housing Board,

The Chief Accounts Officer, Bombay Housing Board,

The Municipal Commissioner, Bombay,

The Housing Commissioner, Bombay (with reference to his letter No.202/9219-HC-E dated 5-8-1955.)

AO.17/9/-

SECRET.

CONTRACTORS.
Blacklisting of -

GOVERNMENT OF BOMBAY.
Rehabilitation, Housing and
Backward Classes Department.
Resolution No.HBS.3955.
Sachivalaya, Foreshore Road,
Bombay, 21st September 1955.

RESOLUTION.

Government is pleased to direct that the name of the below-mentioned contractor who was black-listed under Government Letter, Public Works Department, No.NS/40/15126-W, dated the 27th March 1952, should be removed from the black-list:-

Name and Address.

Messrs.Rashmikant and Company,
181/89 Abdul Raheman Street, Hapla Building,
Bombay, 3.

By order and in the name of the Governor of Bombay,

(N.M.JANI),
Assistant Secretary to the Government of Bombay,
Rehabilitation, Housing and
Backward Classes Department.

To

The Secretary to the Government of India,
Ministry of Home Affairs, New Delhi(By letter),

The Secretary, Bombay Housing Board, Bombay,

The Political and Services Department,

The Public Works Department,

All other Departments of the Secretariat,

All Heads of Offices under the Rehabilitation,
Housing and Backward Classes Department.

J/21.9.

Regional language exams -
Passing of - by the Dy. Engineers and subordinates under Bombay Housing Board.

GOVERNMENT OF BOMBAY,
Rehabilitation, Housing and
Backward Classes Department,
Resolution No.RLE.1154,
Sachivalaya, Foreshore Road,
Bombay 1, 31st October 1955.

Resolution: Government is pleased to allow the Deputy Engineers and subordinates under the Bombay Housing Board to appear for the Regional Language Examinations prescribed for Government officers in the Manual of Departmental and Language Examination Rules.

2. The Bombay Public Service Commission will admit the Deputy Engineers of the Bombay Housing Board for the Regional Language Examinations held by the Commission under Chapter II in Section II of the Manual of Departmental and Language Examination Rules, on the same basis as they admit Deputy Engineers in the Bombay Service of Engineers, Class II and on payment of examination fee of Rs.30/- per candidate for examination.

3. In respect of subordinate staff under the Bombay Housing Board, the examination will be conducted by the Collectors, along with that of the staff under Revenue Department.

By order and in the name of the
Governor of Bombay,

(N.M. Jani.)
Assistant Secretary to the Government of Bombay,
Rehabilitation, Housing and Backward Classes Department.

Copy forwarded to:-

The Political and Services Department,
The Revenue Department,
The Finance Department,
All other Departments of the Sachivalaya,
All Collectors of Districts,
The Accountant General, Bombay,
The Resident Audit Officer, Bombay Housing Board,
The Secretary, Bombay Housing Board, (with reference to his No.124(IV)1164 BHB-A dated 13-9-55
The Housing Commissioner, Bombay.

The Secretary, Bombay Public Service Commission. (with reference to his No.60-A dated 12-9-1955.

AO.31/10/-

Minutes of the meeting held on 9th November 1955 to discuss outstanding matters pertaining to the Bombay Housing Board.

The following attended:-

The Chairman, Bombay Housing Board,

The Secretary, Finance Department,

The Joint Secretary, Rehabilitation, Housing and Backward Classes Department,

The Housing Commissioner.

Item No.(1): Fixation of rent for the ENSA hutments:

The Chairman pointed out that the orders issued by P.W.D. in their letter dated 19th October 1955 did not take into account adequately the point of view of the Board. In particular he felt that rent at the rate of Rs.3-2-0 per sq.yd. for land was too high. When the Board took over the office accommodation from the previous Provincial Board it was under the impression that no rent would be chargeable. But now they have been assessed rent at Rs.3-2-0 per sq.yd. which was high having regard to the fact that he could not make proper use of the land for putting up permanent structures. As it is the structures were in a very bad condition and there was a lot of nuisance during monsoon due to leakage etc. He, therefore, felt that the temporary nature of accommodation should be taken into account while fixing the rent for the land. Secretary, Finance Department, enquired whether the Board would agree to pay rent for the land at the rate of 1/6th of the market value. The Chairman suggested that he may accept 1/6th of Rs.125/- which was assessed as value for the land while calculating the rate of Rs.3-2-0. This was not acceptable to Secy. F.D., as he wanted the market rate to be assessed. There was considerable discussion on this point but no decision could be reached.

The Chairman also referred to the piece of land which was given to the Board for Earth Building Research Laboratory. This land remained unutilised by the Board and the Board had taken immediate steps to return the land to Government as soon as it came to know that it had to pay for the land. The Board has, therefore, been asked to pay rent at the rate of 1/9 per sq.yd. for a piece of land which was meant for Research Laboratory where no research was carried out as the idea of carrying out was dropped by Government. In view of the fact that the land was not put to any profitable use by the Board the Chairman requested that Government should not charge for this piece of land. It was agreed that this aspect of the matter may be re-examined by Government.

Item No. (2) Annual Housing Programme and Schedule of Staff to be sanctioned at the beginning of each year: The Chairman said that there were two aspects to this problem:-

(i) Delay in sanctioning the annual housing programme and the schedule of staff.

(ii) Reductions made in the proposals submitted by the Board.

With.....

With regard to (i), the Chairman was informed that as agreed to in the previous meeting, the Administrative Deptt. will now scrutinize the Housing Programme and the Schedule of Staff in January of each year and refer it to F.D. in good time. The whole scrutiny will be completed by March and the Deptt. will be ready for issue of orders in the first week of April. If this practice is followed, the Board's complaint regarding delay in sanctioning the Annual Housing Programme and the Schedule of Staff will not survive.

Regarding (ii), the Chairman asked that some convention should be established by which the Board's proposals should be accepted in toto. He stated that the Board consisted of 5 honorary members and their considered views should be given due regard. Secy., F.D., said that while this may be correct to a certain extent, in the present scheme, the Legislature has cast a duty on Government to scrutinise the Board's proposals. It was, therefore, difficult to agree with the Chairman's view that the Board's proposals should be accepted in toto. After some discussion it was agreed that the Administrative Deptt. will scrutinise the Board's proposals promptly and if the Deptt. felt need for reduction, it will discuss matters with a representatives of the Board in the first instance. Thereafter the papers will go to F.D. for scrutiny. If F.D. proposed some further reduction in the staff, that Deptt. will discuss the case with Jt. Secy., R.H.B.C.D. and if necessary with the representatives of the Board. It was felt that such a procedure should considerably remove existing difficulties.

It was also agreed that so long as the Annual Housing Programme of the Board remained at the present level and there was no substantial reduction in the estate management and other work the basic staff of the B.H.B. as it stood in the previous year should not be subject to a detailed scrutiny either by the Administrative Deptt. or by the F.D. The detailed scrutiny could as far as possible be confined only to proposals for additional staff which the Board may have made for the next year. Here also the Board's point of view should be given due regard but at the same time as far as possible the Board should give detailed reasons and quantitative justification for proposals for additional staff. This will avoid any back reference between the Deptts. and the B.H.B.

With regard to the retrenchment made in the current year's proposals for staff, Secy. F.D. desired that R.H.B.C.D. should put up a note pointing out the justification given by the Board and the case may be referred to him and he will have the matter re-examined in F.D.

Item No.(3) Capital losses of the Bombay Housing Board:

Secy. F.D., referred to the previous discussion on this point and stated that Govt. had accepted that the Board's case for capital losses should be examined very urgently as it was admitted in the past that if the Board was to give credit to Govt. for capital gains in certain cases it will have to be re-imbursed on certain capital losses which it may incur. In particular there were two important cases regarding unabsorbed establishment charges which were linked up with the land at Sholapur and the cost of the Goregaon Colony where an amount of 10.25 lacs was not taken into account for purposes of rent fixation. In regard to the unabsorbed establishment charges amounting to 8.37 lacs, the Chairman was informed that the case is to be reconstructed and it will be examined urgently in consultation with F.D. With regard to Goregaon Colony it had been suggested that the rent is proposed to refixed on the basis of the revised rent formula provisionally approved and the case was under submission to Government. Even if the rents are revised, the question of giving some

subsidy....

D.O.No.T.

GOVERNMENT CONTRACTORS.
Black list of -

GOVERNMENT OF BOMBAY.
Rehabilitation, Housing and
Backward Classes Department,
Resolution No.HBC.3956-F,
Sachivalaya, Foreshore Road,
Bombay, 30th January 1956.

RESOLUTION:- Government is pleased to black list the contractors mentioned in the accompanying statement.

By order and in the name of the Governor of Bombay,

(N.H.JANI),
Assistant Secretary to the Government of Bombay,
Rehabilitation, Housing and
Backward Classes Department.

To
The Ministry of Home Affairs, Government of India,
The Secretary, Bombay Housing Board,
The Political and Services Department,
All Other Departments of the Secretariat.

J/30.1.

Statement showing the names of the contractors who are considered unsuitable for giving Government works.

S.No.	Name of the firm together with the name of their partners.	Address.	Reasons for debarring from being given works.
1.	2.	3.	4.
1)	Messrs.Rehabilitation Constn.Co.	22/2 Sion, Bombay 22.	The contractors failed to complete the work of constructing 600 tenements for displaced persons at Wadia Estate, Kurla, within the time limit and hence penalty had to be imposed under clause No.2 of the Conditions of contract. The contractors abandoned the work in June 1954 and as such the work had been started departmentally at their risk and cost. The contractors were, however, on their representation, asked to resume the work- vide Bombay Housing Board's Meeting No.210 dated the 21st August 1954. The Contractors, inspite of this, failed to complete the work and as such the same as been completed at their risk and cost under clause 3(c) for Group No.1 and 3(b) for Group No.II of the conditions of their contract agreements.
i)	Shri Dewan Singh Jawaharsingh.	Ganeshkhind Road, Poona-5.	
ii)	Shri Hiranand Shewakram Mirchandani.	New Buildings, 3,Pasta Lane,Bombay.	
iii)	Shri Hoondamal Manghirmal Mansukhani.	22/2 Sion, Bombay,22.	
2)	Shri Sardar Darshan Singh.	Kalyan Camp No.3, Hospital Area, Barrack No.739, Kalyan.	The contractors failed to complete the work of constructing roads and cross drainage to (i) 600 tenements for displaced persons at Wadia Estate,Kurla, and (ii)800 tenements for Industrial labour on survey Nos.68-83 at Chembur. The Contractor was entrusted with both works in June 1954 but he failed to complete the same till April 1955 and January 1955 respectively and the works were subsequently abandoned by him. Penalty Clause was also enforced against the contractors. Subsequently action under clause No. 3(b) of conditions of contract has been taken and work completed departmentally at his risk and cost.

1.	2:	3:	4.
3.	Messrs.Bannerjee & Co. S.S.Banerjee,Proprietor.	Rustom Building, 2nd Floor, 29 Veer Nariman Road Fort,Bombay.	The contractors have failed to complete the work - Providing external drainage and sewerage arrangements to 2160 tenements on S.No.14 Chembur - and ultimately abandoned the work
4.	Messrs.Associated Companies Corporation Ltd. Shri K.C.Bose,Chairman. Shri N.K.Sen,Mfg.Director. Shri S.S.Banerjee, Director. Shri S.Dutta,Secretary Director.	-do-	-do-
5.	Shri B.D.Gulati.	Baikunth Padmaji Park, Poona City.	-do- Providing Housing Schemes for displaced persons at Pimpri near Poona - Reconditioning old Military barracks into 450 tenements. -do- -do-
6)	Messrs.Solanki Constn.Co. 1.Shri Laxman Rdji Solanki. 2.Shri Bhana Kala. 3.Dadu Nathu. 4.Phannu Nathu. 5.Shri Ruda Jivan. 6.Shri Debhai Kesaraji.	Gandhi Nagar, Ahmedabad,Kuber-nagar,Ahmedabad. Gandhinagar,Wada Ahmedabad.	The work - (constructing a R.C.C. overhead tank of 75,000 gallons canacity at Sardarnagar) was not completed in stipulated time. The contractor executed the work under penalty clause and ultimately the work had to be rescinded. Nine injunctions from various courts amounting to about Rs.28,000 were received thus providing the bankruptcy of the contractors.

No. HBS 3556/7823-F.
Rehabilitation, Housing and
Backward Classes Department,
Sachivalaya, Foreshore Road,
Bombay 1, 1st March 1956.

From

Shri N.M. Jani, M.A.,
Assistant Secretary to the Government of Bombay,
Rehabilitation, Housing and
Backward Classes Department.

To

The Secretary,
Bombay Housing Board,
Bombay.

Subject: Grant of extension of Services of Shri R.S.Ramaswamy Iyer, Chief Accounts Officer, Bombay Housing Board, beyond the age of superannuation.

....

Sir,

With reference to the correspondence resting with your letter No.188 dated 8th February 1956, on the above subject, I am directed to state that the orders issued in Government Letter, Public Works Department No.1126/48-E, dated 3rd June 1953, not only pertain to the re-employment by the Board of already retired and superannuated persons in Government service but are also applicable to the extension of services of the staff under the Bombay Housing Board after superannuation, as extension of services after superannuation is tantamount to re-employment. In view of the above and Government Memorandum, Finance Department No.SGT.2554/165234/XIX A dated the 9th July 1955, I am to request you to submit proposals for Government sanction to the extension of services of Shri R.S. Ramaswamy Iyer, Chief Accounts Officer, Bombay Housing Board with detailed justification.

Yours faithfully,

Sd/. N.M. Jani.

Assistant Secretary to the Government of Bombay,
Rehabilitation, Housing and
Backward Classes Department.

tm.12/7/56.

R.H. & B.C.D.

Minutes of the meeting held on 12th March 1956 to discuss Slum Clearance and other matters.

The following attended:

Minister (Housing)
Minister (Finance)
Minister (Local Self Government)
Minister (Labour)
Mayor of Bombay
Secretary, Local Self Government & Public Health Department,
Municipal Commissioner, Bombay,
Municipal Commissioner, Poona,
Municipal Commissioner, Ahmedabad.
Deputy Secretary, Finance Department,
Housing Commissioner,
Assistant Secretary, Rehabilitation, Housing and Backward Classes Department.

1. Cost of construction and assistance for slum clearance: The tentative proposals of the Government of India to deal with slum clearance schemes were discussed. Under the Government of India scheme, it is proposed to give loans to the extent of 50 per cent, 25 per cent subsidy provided there is to be a matching subsidy to the extent of 25 per cent from the State Government and the Corporations. The Municipal Commissioners were requested to state whether the Corporations would be prepared to share the subsidy to the extent of 12½ per cent with the State Government. The Municipal Commissioners stated that the important factor was the cost of construction which would be permissible under the proposed scheme. It was pointed out that the Government of India propose to allow Rs.2700 for ground floor structures and Rs.4000 for multi-storied structures in Bombay. The Municipal Commissioner, Bombay, said that the proposed costs were not suitable as in certain areas land costs were higher and having regard to the amenities to be provided, the cost of construction may go up to Rs.6,000/-. In Poona and Ahmedabad the cost would be about Rs.3000/-. It was therefore, felt that the Government of India will have

to.....

to be moved to increase the cost of construction to be permitted under the scheme. The Municipal Commissioners will work out the costs showing why it is necessary to sanction higher ceilings in Bombay State. The matter will have to be pursued with the Government of India.

As regards the subsidy, the Municipal Commissioner, Bombay, said that the Bombay Municipal Corporation will agree to a subsidy of 12½ per cent if a subsidy of 12½ per cent and 25 per cent was forthcoming from the State and the Central Governments respectively.

The Municipal Commissioner, Ahmedabad, said that so far the Ahmedabad Corporation had asked for a subsidy of 50 per cent from the Government. But in view of the latest scheme from the Government of India, he would be prepared to recommend payment of subsidy to the extent of 12½ per cent by the Corporation.

The Municipal Commissioner, Poona, agreed to share the subsidy of 25 per cent between the State Government and the Municipal Corporation.

As the three Corporations were agreeable to the subsidy of 12½ per cent, the Minister(Finance) agreed that the State Government should give a subsidy of 12½ per cent for the scheme. While calculating subsidies, the overall cost, that is, the land cost should also be taken into account. The Municipal Commissioner, Bombay, pointed out that this scheme can work only if land costs are included. Under the proposed scheme, the rent for Bombay will be about Rs.21/- and about Rs.14/- for Poona and Ahmedabad

2. Alternate accommodation for slum dwellers: The Municipal Commissioner, Bombay, stated that the slums were occupied by industrial workers who were normally eligible for tenements constructed by the Bombay Housing Board. He, therefore, suggested that when slums were being cleared, the Bombay Housing Board should give priority to such industrial workers in the matter of allotment

of...

Government of India,
Ministry of Works Housing and Supply

No. H.II-3(6)/53. New Delhi dated the 30th May 1956.

From

Shri M.I. Sachdev, I.C.S.,
Secretary to the Government of India,

To

All Chief Secretaries of Parts 'A', 'B', & 'C' States.

Subject:- Slum-clearance and Sweepers' Housing.

Sir,

The question of nature and extent of central assistance for slum clearance and sweepers' housing has been engaging the attention of the Government of India for quite some time, but it could not be possible to draw up a workable scheme mainly for the reason that while the First Five Year Plan envisaged the grant of only interest-bearing loans for the purpose, the State Governments did not find themselves in a position to implement their slum-clearance programmes without a measure of Central subsidy. Considering the urgency of the problem, Government of India have now decided to set apart during the Second Five Year Plan funds to a limited extent to be given as grants and loans to State Governments for this purpose. A formal Slum-Clearance Scheme has accordingly been drawn up and is enclosed. The scheme envisages the grant of financial assistance to State Governments upto 25% of the cost as subsidy and 50% as loan at the usual rates of interest, provided that the State Governments concerned find the remaining 25% as a matching subsidy from out of their own resources. The slum-clearance project(s) to be drawn up by State Governments/local bodies should follow generally the pattern set out in the enclosed scheme. Central assistance will be limited to the maxima indicated in it.

2. No assistance is payable under the Scheme for acquisition and development of slum-sites which are proposed to be utilised by State Government for purposes other than rehousing of slum-dwellers. In most cases a formal acquisition of such sites may not even be necessary for the purpose of slum clearance: State Governments/local bodies may merely declare the slum dwellings as 'unfit for human habitation as soon as the existing residents are provided with alternative accommodation, thus making it compulsory for the owners to demolish the existing structures. The sites which thus become available could be permitted to be utilised, if necessary, for putting up new buildings according to approved standards. In case, however, it is considered essential to acquire and develope these areas as shopping centres etc., it is presumed that the State Governments etc. will find it possible to finance this acquisition/development from out of their own resources specially as this should ordinarily be a paying proposition. Incidentally, where such sites are intended to be acquired and developed on approved lines for sale to intending house-builders under the Low Income Group Housing Scheme, it will be open to State Governments to avail of the loan-assistance under para 4 of that Scheme.

3. While drawing up your slum clearance programme for the Second Five Year Plan period, it should be remembered that the limited funds that the Centre has been able to set apart for the purpose are hardly adequate to deal with all the slums in the country. As such, your programmes should for the present be confined to larger towns and should cover, as far as possible only the worst slums. The programme should be carefully spread out over the Plan period and your precise requirements for each year should be separately indicated in respect of each individual project.

4. The re-housing benefits under this scheme are intended only for those slum-families whose income does not exceed Rs. 250 per mensem in Bombay and Calcutta and Rs. 175/- p.m. elsewhere. The families with a higher income should be encouraged to avail the loan assistance available under the Low Income Group Housing Scheme or the proposed Middle Income Group Housing Scheme of Government of India or under other similar schemes of State Governments. All possible assistance will also, of course have to be given to such families inprocurement of land, and the State Governments may, if they consider it expedient, set apar for sale to these families, a portion of land to be developed with the help of short-term loans under the Low-Income Group Housing Scheme. The families of industrial workers residing in slums should, of course, be rehoused separately, under the Subsidised Industrial Housing Scheme unless they prefer to ha developed plots under this Scheme.

5. The State Governments will, no doubt, undertake a complet social and economic survey of the slums proposed to be cleared and furnish to this Ministry full details as to the income -leve and social status etc. of the slum-families concerned. Figures should be furnished separately in respect of each slum-clearance project proposed to be undertaken, indicating the number of :-

(i) industrial workers to be re-housed separately in term of the Subsidised Housing Scheme for industrial worke

(ii) industrial workers who prefer to have developed plots under this Scheme;

(iii) other families with an income not exceeding Rs. per mensem (Rs. 250/-p.m. in the case of Bombay and Calcutta) to be rehoused in terms of this Scheme; and

(iv) Families with an income higher than Rs. 175/- or Rs. per mensem.

6. In order to ensure that the tenements/plots to be provided under the Scheme are allotted only to bona fide eligible slum-families, and that the plots/tenements do not pass on to unauthorised hands, the State Governments will have to devise suitable measures for verification of incomes of slum-families, prescribe detailed terms and conditions of allotment and draw u an agreement which each allottee will have to execute before occupying the plot/tenement, somewhat to the effect that he is a licensee only in respect of the plot/tenement allotted to him and that he will not sublet or pass it on in any manner to any other person. Three copies of the detailed rules and instructio that the State Governments may prescribe in this behalf, may please be furnished to this Ministry as early as possible.

7. A solution of the slum problem is expected to tackle, in a large measure, the problem of sweepers' housing too, as the sweepers form a good proportion of the slum population in most of the towns.

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8. It is not possible at this stage to indicate exactly the extent of financial assistance that the Central Government will be able to allocate to each State Government for the implementation of this Scheme. It will facilitate matters considerably if the State Governments could furnish to this Ministry by the end of June 1956, rough particulars of the slums proposed to be cleared during the Second Planperiod, the towns in which they are located, the approximate costs likely to be involved and the extent of assistance required from the Centre. In working out the costs, the State Governments will, no doubt, bear in mind the observations made in para 3 of this letter. Detailed projects may also please be worked out and submitted to this Ministry together with all the information asked for in para 11 of the Scheme, as early as possible. The Schemes earlier sent up to this Ministry by the State Governments from time to time for Central Assistance may also please be re-examined in the light of this Scheme, and revised proposals furnished in the manner indicated.

9. Additional copies of the Scheme as also of this letter, if required, will be supplied by this Ministry on demand.

Yours faithfully,

Sd/-
(H.M. Sachdev)
Secretary to the Government of India,

HM 12/6/-

slum-dwellers;

(ii) the cost of acquisition and development of alternative sites, if the existing sites are either not adquate for re-housing all the slumfamilies involved or proposed to be to be utilised for other purposes; and

(iii) the costof providing essential services and/or construction of pucca structures for slumdwellers, as the case may be, on the lines indicated in the preceding paragraph.

Note:- In cases where State Governments consider it essential to acquire existing slum-sites but decide to rehouse the slum-dwellers at alternative sites and to use the existing slum-sites partly or wholly for other purposes, the cost of acquisition and development of the slum-sites in question will not be taken into account for the purpose of central assistance under this scheme: the acquisition and development of such sites for other purposes should apparently be a paying proposition and the State Governments should find it possible to finance it from their own resources.

(b) The standard costs per slum-family, for the purposes of central assistance under the Scheme will be as follows:-

A: Where self help method is adopted.

	Either*	or#
	Rs.	Rs.
(a) Cost of plot and development	300/-	440/-
(b) Cost of pucca bathing and washing platform	100/-	150/-
(c) Halfthe cost of a pucca latrine	100/-	150/-
(d) Cost of earthen platform	50/-	60/-
(e) Cost of wirefencing	-	50/-
(f) Cost of building materials to be supplied to each allottee of plot for construction of a hut.	150/-	150/-
Total	700/-	1000/-

depending on the land costs obtaining and standards of developments adopted, in different towns or at different places in the same town.

(B) Where pucca structures are provided.

(a) Single-storeyed or double storeyed or double ... tenements ...Rs.2,700/-

(b) Multi-storeyed tenemetnts (in Bombay and Calcutta only). ... Rs 4,000/-

Note.....

Note:(i) These costs are inclusives of the cost of acquisition and development of land .

(ii) The standard cost of single-storyed and double storeyed tenements in towns with a population of over 3 lakhs may be raised to Rs. 2,900/- and that of multi-storeyed tenements in Bombay and Calcutta to Rs. 4500/- in very special cases.

(iii) Where multi-storeyed tenements are proposed to be con-structed at places other than Bombay and Calcutta, assistance wi-ll be restricted to that admissible on th-e basis of standard costs for double storeyed tenement given above.

Financial assistance.

(a) Central assistance to state Governments will be in the shape of loans and subsidies to the following extent:-

(i) 25% of the approved cost of a project as subsidy, provided that the State Government concerned contribute an equal amount as a matching subsidy from their own resources;

(ii) 50% of the cost as loan.

The approved cost for the purposed of financial assis tance will the standard cost given in the precedi; paragraph or the actual cost whichever is lower.

(b) The Central l oan will carry usual rate of interest and will be repayable in 30 annuall equated instaiments. Interes will be payable from the date of advance and repayment will commence from a date two years after th payme t of last instalment.

(c) The responsibility for repayment of loans rests on the State Governments even though slum-clearnance projects may normally be executed through local bodies or other agcneies approved by State Governments.

5. Limitst of assistance.

No financid assistance under the Scheme is envisaged for re-housing of slum-families whose income exceeds of Rs.250/- per mensam in Bombay and Calcutta and Rs. 175/- p.m. elsewhere.

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If electricity is not locally available, other satisfactory arrangements for street-lighting must be made; similarly if underground drainage is not possible, other drainage arrangements must be made.

(c) The planting of trees should be a 'must' at every 30' or 40' on both sides of the road.

9. Specifications, lay-outs, etc.

(a) Where open plots are provided, the plinth should be 9" to 12" made up of rammed earth. There should be two small windows for adequate light and ventilation in the hut to be erected.

(b) Specifications for pucca structures should be such that the estimated life of the tenements will be about 40 years. As specifications will have to depend on climatic conditions and building materials locally available, no standard specifications are being laid down. Alternative specifications for each structural component are given in Appendix 'A'.

(c) The choice of building designs is primarily a matter for the agency concerned to decide, subject to the proviso that the minimum standards of accommodation are assured.

(d) The layouts of re-housing projects should be very carefully prepared and reasonable provision for open spaces should be made. It is desirable that each tenements should ordinarily have a courtyard of between 300 and 400 sq.ft. with either a compound wall or a fence so that hedges can be grown. In double-storeyed tenements with flat terraces on top: a staircase to reach the terrace should be provided so that it may be used in the hot weather. In the dry hot regions, tenements should normally be not more than double-storeyed. In the humid hot regions, multi-storeyed construction may be undertaken with adequate cross-ventilation.

(e) Optimum densities considered desirable are as follows :-

(i) Open plots -- 20-25 plots per gross acre.
(ii) Single-storeyed -- 20-25 tenements per gross acre.
(iii) Double-storeyed construction -- 30-35 tenements per gross acre.
(iv) Three-storeyed construction -- 40-45 tenements per gross acre.
(v) Four-storeyed construction -- 50-60 tenements per gross acre.

Even if construction is higher than four-storeyed, the density should not exceed 60 tenements per gross acre.

Note :- If these densities are adhered to, it should be possible to provide adequate spaces for parks and amenities ; the lower figures in each case should be aimed at particularly for bigger neighbourhoods where community facilities like roads, parks, etc., have to be provided within the colony; the higher figures may however be adopted for smaller colonies where perimeter roads and some community facilities exist outside the proposed colonies. In the bigger cities, if a colony of less than 100 tenements is proposed to be constructed, a higher density may be permitted if it appears that the residents of the colony have access to community facilities provided by Local Bodies.

f) The specifications, lay-outs and standards of accommodation indicated herein are in the nature of minima and there is no objection to the adoption of better standards. The financial assistance that may be sanctioned in each case will not, however, exceed that based on the maximum standard costs indicated in paragraph 3(b), in any circumstances.

(g) It has been found that the choice of the specifications and the preparation of lay-outs take a long time to settle by correspondence. It will be better, therefore, if the State Governments/local bodies discuss these problems with the Housing Adviser to the Ministry of Works, Housing and Supply (Shri C.B.Patel, office telephone No. 32736), before specifications are finally chosen and layouts are finally settled. Where it is not possible, it is desirable that details relating to specifications, lay-out, estimates of costs, etc., are prepared by qualified architects, engineers or town planners.

10. Allotments.

The State Governments/local bodies will ensure that the plots/tenements are allotted only to bona fide and eligible slum-families, and provide adequate safeguards against

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APPENDIX 'A'

GENERAL SPECIFICATIONS FOR PUCCA STRUCTURES.

1. Foundations.-2' deep, 1'-6" wide, concrete 6" thick; may be cement concrete with stone ballast 1:5:10 or lime concrete with brick ballast whichever is available in the locality. Deeper and wide foundations will have to be provided for double and multi-storeyed buildings or where soil is poor.

2. Masonary in foundation and plinth.-(a) Mixed class brick-work in cement mortar 1:8 or lime mortar 1:3 plinth 9" to 12" above the ground level, thickness 1'-1½" and 9".

(b) Random rubble masonry in cement mortar 1:8 or lime mortar 1:3, 12" to 15" thick.

(c) Precast cement concrete blocks.

3. Damproof course.-Cement concrete 1:2:4, 1" thick or rich cement plaster 3/4" thick or bitumastic compound.

4. Superstructure.-(a) Mixed class brick-work in mud mortar 9" thick with top and bottom 2 courses and jambs in cement or lime mortar.

(b) Random rubble masonry mud mortar 12" to 15" thick with top and bottom 9" depth and jambs in cement or lime mortar.

(c) Cement sand or cement concrete hollow block masonry 8" thick.

(d) Precast cement concrete walling in pillar and panal construction with 1½" thick double walls with at least 2 " hollow between the 2 leaves.

(e) Stabilised soil cement blocks or <u>in situ</u> walls with stabilised earth.

5. Roofing.-(a) R.C.C. slabs 3" to 4" thick according to the span with a suitable waterproofing course.

(b) Reinforced brick-work roof with a suitable water-proofing course.

(c) Semi-precast roof with precast beams and hollow blocks or bricks between the beams topped with 1" thick <u>in situ</u> compression concrete with proper waterproofing course.

(d) Reinforced concrete precast roof in tees, channels or I sections with proper waterproofing course.

(e) Sloped roof with Mangalore tiles or asbestos sheets on sawn scantlings; ceiling is desirable for asbestos roof to keep the room cool.

6. Woodwork.-(a) Battened and braced doors and windows with local timber painted 2 coats with durable paint.

(b) 1¼" thick pannelled doors with local timber and 1" thick pannelled windows with local timber.

Minimum size of frame to be 3" x 3" for doors and 3" x 2½" for windows. G.I. sheet and asbestos sheet panels should be avoided. Hard white-ant resisting wood like Sal may be used for frames, while soft woods like Devdar or Kail may be used for shutters.

P.T.O.

7. Flooring.-(a) 1" thick c.c. 1:2:4 over 3" lime concrete with brick ballast or 1:5:10 c.c. with stone ballast.

(b) Stone slab floor with Shahabad, Kotah, Cuddapah or any other durable stone slabs laid in lime mortar and pointed with cement mortar over 3" thick stable base.

(c) $\frac{3}{4}$" thick cement plaster 1:3 mortar finished smooth with neat cement over a bed of 4" thick cement concrete 1:5:10: in stone ballast or lime concrete in brick bats.

8. Finish.-$\frac{1}{2}$" thick 1:6 cement plaster both sides or 1:2 lime plaster inside the cement plaster outside or cement pointing to brick stone or hollow bkock masonry outside and plaster inside. White-washing inside and colour washing on the outside.

9. Partition walls.-(a) Non-load-bearing partition walls may have no foundation and may be 3" thick with brick on edge where good bricks are available or $4\frac{1}{2}$" thick where bricks are not so good in cement mortar 1:4.

(b) Clinker blocks made with burnt coal clinker in the proportion of 1:10, 3" to 4" thick.

(c) 3" to 4" thick blocks made with brick bats or any other light weight aggregate.

(d) Hollow cement sand blocks.

10. Sanitary installations.- Indian type white glazed water closet with 3 gallons C.I. flushing tanks.

11. Water supply.- One water tap in the bathing place with a 4" diameter open drain and gully trap.

12. Electric connection.- Two electric points, one in the room and the other in the kitchen.

19. (a) In what period is it proposed to complete the project?

(b) If the above period exceeds one year, the anticipated amount of expenditure in each year?

(c) How soon after the sanction is accorded, can the work be started?

.....

Minutes of the meeting held in the Chamber of Minister (Housing) to discuss the implementation of the Slum Clearance Scheme formulated by the Government of India. The following attended:

1) Minister (Housing).

2) Secretary to Government,
Local Self Government and Public Health Department.

3) Joint Secretary,
Rehabilitation, Housing and Backward Classes Department.

4) Municipal Commissioner, Bombay

5) Municipal Commissioner, Ahmedabad,

6) Municipal Commissioner, Poona.

7) Assistant Secretary,
Rehabilitation, Housing and Backward Classes Department.

8) Assistant Secretary,
Local Self Government and Public Health Department.

The Municipal Commissioner, Bombay, said that so far as the financial aspect of the schemes is concerned, it is acceptable as it is in line with the previous discussions held at the Secretariat, but there will be practical difficulties in implementing the schemes if the Government of India adhere to the ceiling costs, specifications, etc. laid down. It was pointed out that the scheme was more or less in line with the Subsidised Industrial Housing Scheme but there was basic difference in the Subsidised Industrial Housing Scheme and the Slum Clearance Schemes in as much as the Government of India Schemes for slum clearance envisaged development and provision of houses on or near the sites which are now slum areas. Under the Subsidised Industrial Housing Scheme houses could be built at sites where cheap land was available and the industrial labour could occupy these tenements. In the case of slum clearance schemes, the sites are to be cleared and utilised for putting up new buildings according to approved standards and additional amenities are also to be provided. Most of the slum areas are within the city limits where the cost of land is excessively high. It was pointed out that in Bombay the cost of land in slum areas such as Marine Lines and Kamathipura would be heavy and similarly in Ahmedabad, in the old city area the land costs were the highest. In some cases it ranges from Rs.30/- per sq. yard to Rs. 100/- per sq. yard. If these areas are to be developed it will be necessary to make provision for larger ceilings in the building costs. Another relevant point which was mentioned was the density of buildings as laid down under the scheme. According to the Government of India scheme, the optimum density contemplated is 40 to 45 tenements for three storied constructions and 50 to 60 tenements as per gross acre for four storied construction. Having regard to the cost of land it will not be possible to build tenements on the basis of these densities. If the Government of India standards are to be followed, the cost of construction will go still higher. It was therefore necessary to modify the standards of density laid down by the Government of India. The Municipal Commissioner, Bombay pointed out that there should be no objection in relaxing the standards of density as the housing schemes will be properly

laid ,.....

laid out and if vertical construction is resorted to, there will be no congestion and all the amenities would be provided. He referred to the case of Kamathipura where the existing density of population was 1100 per acre and if this area was to be cleared, multi-storied construction with larger number of tenements per acre will have to be constructed. Normally in Bombay the density was 90 tenements per gross acre. The question of optimum density and the cost of land was closely interlinked and having regard to these factors it was felt that the Government of India will have to modify the scheme on both these points if it was to be worked successfully. The Municipal Commissioner, Bombay, pointed out that slum clearance will have to be divided in two parts, 1) provision of accommodation to slum dwellers on the site and 2) for the spill-over elsewhere So far as the slum dwellers on the site are concerned, the cost of construction will have to be raised to Rs. 5000 to 6000/- per tenements. For the spill-over, who will be shifted outside the slum areas it may be possible to construct tenements within the ceilings. An additional factor which has now to be taken into account was the increase in the cost of building materials, particularly iron and steel and cement. In the case of Poona the cost of construction for multi-storied structures will be Rs. 4000 as against Rs. 2900 now specified by the Government of India. The same position would hold good for Ahmedabad where the cost of construction will be higher due to the heavy cost of land inside the city limits. After considerable discussion, it was decided that the following points should be pressed with the Government of India:

1) The Government of India's approach for providing developed and demarcated plots of land with some financial assistance will not solve the problem of slum clearance and will not be suitable for implementation in Bombay State. The only correct approach to the problem of slum clearance is to build houses and rent them out to the slum dwellers.

2) The optimum standards of density laid down should be revised.

3) The ceiling costs specified by the Government of India should be raised in the case of Bombay, Poona, and Ahmedabad. In the case of Bombay it should be raised to Rs. 5000-6000/-, in the case of Poona and Ahmedabad it should be raised from Rs. 2900 to Rs. 4000/-. As a result of this the rent to be charged in Bombay will be about Rs. 25/- and for Poona and Ahmedabad Rs. 17/8/-.

4) For an appropriate appreciation of the difficulties experienced by the Corporations, the Government of India should be requested to have detailed discussions with the Bombay Officers. It will then be possible for them to convince them regarding the necessith to raise the ceilings and modify certain other standards as laid down in the Government of India scheme.

Note:- The above difficulties apply only to the Inner Circle" in Bombay and Ahmedabad - where land values and congestion is very high. The Government of India Scheme can work in Poona, and the "Outer Circle" in Ahmedabad and Bombay. It would also work if the scheme in some other smaller towns ~~ax~~ are taken up. It should be possible to settle the Special difficulties mentioned above by discussion.

No.DD/MWA/1056/46028-F,
Rehabilitation, Housing and
Backward Classes Department,
Sachivalaya, Foreshore Road,
Bombay1, 18th September 1956.

From

[illegible] L. [illegible] Joni, [illegible].,
Assistant Secretary to the Government of Bombay,
Rehabilitation, Housing and Backward Classes Department.

To

The Secretary,
Bombay Housing Board,
Bombay.

Subject :- Minimum Wages Act, 1948

Sir,

I am directed to refer to your letter No.H 4/1083-HMB-A dated the 13th July 1956, on the above subject and to state that the decision of the Bombay Housing Board to revise the emoluments of the Mistries and Mukadams working under it, so as to bring the same in conformity with the minimum rates of wages laid down under Government Notification, Labour and Housing Department No.148/43-II dated the 27th December 1951, with effect from 1st May 1952, has been noted.

2. In regards paragraph 3 of your letter under reply, I am directed to state that the Bombay Housing Board is not a "local authority" within the meaning of the term as defined in the Bombay General Clauses Act, 1904. The Board had therefore to be specifically declared as a local authority for purposes of certain enactments only e.g. the Land Acquisition Act, 1894, etc. vide Section 3of the Bombay Housing Board Act, 1948. The Bombay Housing Board is not declared a local authority for purposes of Minimum Wages Act and the orders issued in Government Notification, Development Department No.148/43-I dated the 30th October 1951, regarding minimum rates of wages for Sarbans etc. employed under local authorities will not, therefore, apply to the Board.

Yours faithfully,

(L. L. Joni.)
Assistant Secretary to the Government of Bombay,
Rehabilitation, Housing and Backward Classes Department.

Copy with a copy of the letter under reply forwarded with compliments to:-

The Commissioner of Labour, Bombay, with reference to his letter No.CL/III/183-16/20536 dated 22-11-55 addressed to Secretary to Government of Bombay, Development Dept.
The Chief Inspector of Factories, Bombay,
The Development Department.

[illegible]/-

COPY.

Copy of the letter from the Secretary, Bombay Housing Board No.MA/10338HB-A of 1956 dated 28th July 1956.

Subject :- Minimum WagesAct, 1948.

Adverting to the correspondence resting with my D.O. letter No.MA/933 HC-A dated the 30-6-56 to Shri Jani, Assistant Secretary to Government, Rehabilitation, Housing and Backward Classes Department, on the above subject I am to state that after obtaining the opinion of the Legal Adviser to the Bombay Housing Board the matter was placed for the consideration of the Board at its 259th meeting held on the 10-6-1956. A copy of the item note placed before the Board is enclosed for your information along with the copy of the opinion of the Board's Legal Advicer referred to therein.

2. From the opinion of the Legal Adviser to the Board it is inferred that the Bombay Housing Board is a local authority for the purpose of the Minimum ages Act, and the Minimum Wages for the Maistries and Mukadams employed under the Board whose case is specifically under consideration, will have to be regulated under the provisions contained in the Notification No.146-48-I dated the 27th ~~Ja~~ December 1951 in view of the explanation (5) ~~app~~ annexed to the Notification No.146/48-I, dated the 30th October 1954 which is applicable to the employment under the local authority. The Board has accordingly decided to give in the circumstances explained in the item note with effect from 1-5-1953, the difference by which the monthly emoluments of maistries and mukadams in Zone I and II fall short of the minimum monthly wages admissible under the provisions of the Minimum Wages Act 1948, by treating the difference as special allowance to be adjusted against the rate of increment admissible under the sanctioned scale, till such time it is absorbed and the total monthly emoluments of the person concerned are not less than the minimum monthly wages admissible under the Minimum Wages Act.

3. I am further directed to invite your attention to para. 4 of the item note and to request you to elucidate at a very early date the position in respect of the karkoons employed on the work charged Establishment so that necessary orders may be issued in respect of this class of establishment also along with those of Mukadams and Maistries referred to in the preceding para.

4. A copy of the decision of the Bombay Housing Board in the matter is enclosed for your information.

kkkkkk

No.IHS.1056/20322-F,
Rehabilitation, Housing and
Backward Classes Department,
Sachivalaya, Foreshore Road,
Bombay 1, 3rd August 1956.

SUBJECT :- Labour Contract Societies....
Exemption from payment of security
deposit...by....

MEMORANDUM.

The undersigned presents compliments to the Joint Registrar for Industrial Co-Operatives and Village Industries, Poona and with reference to his endorsement No.LC/HBD/SD/9 dated 10th April 1956, on the above subject, is directed to state that certain works at Ahmedabad have been entrusted by the Bombay Housing Board to Ahmedabad Kamgar Sahakari Mandli. But each of the works costs over Rs.20,000/- and as such the concession in regard to the exemption from payment of security deposit is not applicable to any of the works. If, however, works costing not more than Rs.20,000/- and not involving the supply of materials by the Bombay Housing Board to them, are entrusted to the Labour Contract Societies, the Bombay Housing Board will exempt them from payment of security deposit. In case building materials are supplied by the Bombay Housing Board in respect of such works a deposit of half the usual rates only will be taken from the Societies by the Bombay Housing Board.

By order and in the name of the
Governor of Bombay,

(N.M. Jani.)
Assistant Secretary to the Government of Bombay,
Rehabilitation, Housing and Backward Classes Department.

Copy forwarded to:-

The Development Department,
The Public Works Department,
The Housing Commissioner, Bombay (for information and guidance with reference to his unofficial reference No.5300 dated 12th June 1956.)

AO.3/8/-

No.HBA.1655/42373-F,
Rehabilitation, Housing and
Backward Classes Department,
Sachivalaya, Foreshore Road,
Bombay 1, 19th September 1956.

From

Shri N.M. Jani, M.A.,
Assistant Secretary to the Government of Bombay,
Rehabilitation, Housing and Backward Classes Deptt.

To

The Chairman,
Bombay Housing Board,
Bombay.

Subject :- Delegation of powers to Bombay Housing Board.

Sir,

I am directed to refer to the correspondence resting with Government letter, Rehabilitation, Housing and Backward Classes Department of even number dated the 31st August 1956, on the above subject and to state that Government is pleased to permit the Bombay Housing Board to appoint additional staff wherever necessary for the offices of the Estate Managers, Bombay and Ahmedabad on the basis of the scale mentioned in the attached statement for a period not exceeding six months in anticipation of Government sanction provided that such appointments are reported to Government within a month of the appointments by the Board and provided the cost thereof is met from within the sanctioned grants of the year. Government's prior approval will be necessary for continuance of the posts beyond the limit of six months.

Yours faithfully,

(N.M. Jani.)
Assistant Secretary to the Government of Bombay,
Rehabilitation, Housing and Backward Classes Department.

Copy to:-

The Housing Commissioner, Bombay,
The Accountant General, Bombay (through the Finance Deptt.)
The Pay and Accounts Officer (through the Finance Deptt)
The Resident Audit Officer, Bombay Housing Board,
The Chief Accounts Officer, Bombay Housing Board,
The Finance Department

with reference to Government endorsement, Rehabilitation, Housing and Backward Classes Department No.HBA.1655/42373-F dated 31st August 1956.

AO.19/9/-

IMMEDIATE.

No.HBA.1655/42373-F,
Rehabilitation, Housing and
Backward Classes Department,
Sachivalaya, Foreshore Road,
Bombay 1, 31st August 1956.

From

Shri N.M. Jani, M.A.,
Assistant Secretary to the Government of Bombay,
Rehabilitation, Housing and Backward Classes Deptt.

To

The Chairman,
Bombay Housing Board, Bombay.

Subject :- Delegation of powers to Bombay Housing Board.

Sir,

I am directed to refer to Government letter, Rehabilitation, Housing and Backward Classes Department of even number dated the 23rd August 1956 on the above subject and to state that the following correction may please be carried out in paragraph (3) thereof, namely:-

After the words "So far as non-gazetted Government servants are concerned ",

the following words may be added, viz:-

"the Housing Commissioner is empowered to re-employ them "

Yours faithfully,

(N.M. Jani.)
Assistant Secretary to the Government of Bombay,
Rehabilitation, Housing and Backward Classes Department.

Copy to:-

The Housing Commissioner, Bombay,
The Accountant General, Bombay, (through the Finance Department.)
The Resident Audit Officer, Bombay Housing Board, Bombay,
The Chief Accounts Officer, Bombay Housing Board, Bombay,
The Finance Department,
The Political and Services Department.

in continuation of Government endorsement, Rehabilitation, Housing and Backward Classes Department, No.HBA.1655/42373-F dated 23rd August 1956, for information.

AO.31/8/

Sr. No.	Designation of post.	Scale of Pay	For Every Additional									
			50 to 100 tenements.	100 to 200 tenements.	200 to 300 tenements.	300 to 400 tenements.	400 to 500 tenements.	1000 tenements.	2000 tenements.	3000 tenements.	4000 tenements.	5000 tenements
B. ESTABLISHMENT REQUIRED FOR RUNNING THE SERVICES EXPENDITURE ON WHICH IS RECOVERED FROM THE TENANTS IN FORM OF SERVICE CHARGES OR METER RENT ETC:-												
(a) Sanitation:-												
(i)	Sanitary Inspector.	85-5-120-EB-8-160 (B or M)							1	1	1	2
(ii)	Mucadams	35-½-40 (M)						1	2	3	4	5
(iii)	Sweepers	30-½-35 (M)	1	2	3	4	5	10	20	30	40	50
(b) Water supply in Upper-storeyed tenements where pump is installed:-												
1.	Pump attendants.	One pump attendant for each colony of 500 tenements and fraction thereof.										
3. ESTABLISHMENT WHERE THE ELECTRICITY SERVICE IS ADMINISTERED BY THE BOMBAY HOUSING BOARD, i.e. Where meters are to be read and billed by the Board:-												
(a)	Meter Reader	46-3-85-4-105 (M)						2	3	4	4	5
(b)	Senior clerks	92-8-140 (M)							1	1	1	2